

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 07, 2007

Regular Meeting

The regular meeting of Council was called to order by President Lester at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Larry Corbin Maria Klemack-McGraw Rich Lester Richard Stage

1. President Lester moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Lester	Yes
Mr. Stage	Yes

2. Mr. Stage moved to excuse Mr. Berry; seconded by Mr. Corbin.

Ms. Klemack-McGraw	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Corbin	Yes

3. President Lester recognized the Mayor who, with the assistance of President Lester, read a joint Proclamation for ALS Advocacy Month. They recognized Mr. Kenny Timmons, and his family, who has been stricken with the disease. This is also known as Lou Gehrig's disease and President Lester asked Mr. Timmons about the jersey he was wearing. Mr. Timmons explained that his step-mother works for the Columbus Clippers and she made a call to the General Manager of the Yankees who provided her with a replica of Lou Gehrig's jersey that is in the Hall of Fame.

Next, the Mayor recognized Megan Browning, Seasongood/Mayer, who presented the Finance Dept. with the Government Finance Officers Association Award of Excellence.

3. President Lester read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Stage, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-32-07 (Appropriate \$10,937.00 from the Community Environment Tree Fund for the Current Expense of Tree Installation) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by Mr. Corbin.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes

2. Ordinance C-33-07 (Authorize the City Administrator to enter into a Contract for the Operation of Concessions for the Big Splash at Evans Park) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Stage	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Lester	Yes

3. Ordinance C-34-07 (Appropriate \$64,450.00 from the General Fund for the Current Expense of Final Engineering and Grading Plan Proposal for Century Village at Fryer Park) was given its first reading. Second reading and public hearing will be held on May 21, 2007.
4. Ordinance C-35-07 (Appropriate \$500.00 from the Park Donation Fund for the Current Expense of Donation Fulfillment) was given its first reading. Second reading and public hearing will be held on May 21, 2007.
5. Ordinance C-36-07 (Appropriate \$1,375.88 from the General Fund for the Current Expense of Vehicle Repair) was given its first reading. Second reading and public hearing will be held on May 21, 2007.
6. Ordinance C-37-07 (Appropriate \$4,475.00 from the Community Environment Fund and \$900.00 from the Local Five Dollar License Fund for the Current Expense of the Keep Grove City Beautiful Program) was given its first reading. Second reading and public hearing will be held on May 21, 2007.
7. Ordinance C-38-07 (Appropriate the Outstanding Fund Balances of Certain Project Funds for Current Expenses) was given its first reading. Second reading and public hearing will be held on May 21, 2007.
8. Resolution CR-24-07 (Support the Rehabilitation of Parkmead Apartments for the purpose of Applying for Low-Income Housing Tax Credits) was given its reading and public hearing.

Ms. Laurie Sutherland, Columbus Housing Partnership, explained that Parkmead Apartments were built 15 years ago with tax credits and they are coming due. They would like to refinance and apply for tax credits again to update and improve these units with new roofing, kitchen cabinets, adding a clubhouse, etc. She said without a Resolution of Support from the local municipality, their application won't even be given a look. *Mr. Stage* asked if they would be obtaining letters of support from any other representatives. Ms. Sutherland said they have asked the State Representative, Franklin County Commissioners, and a local non-profit organization. *Mr. Stage* asked if there was enough room to construct a clubhouse. Ms. Sutherland said they have been working on that separately with the City, but, yes there is enough room. *President Lester* noted that he has asked the Police Div. to check on the number of calls to this location and is happy to announce that there are a low amount of calls. He voiced his support for their efforts.

There being no additional questions or comments, Mr. Stage moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Lester	Yes
Mr. Stage	Yes

The Chair recognized, Ms. Klemack-McGraw, in the absence of Mr. Berry, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-39-07 (Amend Section 135.04 of the Codified Ordinances of the City of Grove City titled Copies and Transcripts; Fees) was given its first reading. Second reading and public hearing will be held on May 21, 2007.

The Chair recognized, Mr. Corbin, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-22-07 (Accept the Annexation of 0.50 acres located at 3188 Ventura Blvd.) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present. He explained that this single-family home is in desperate need of water and sewer services. He said his client has been informed of Code violations and are willing to continue to clean up the property and bring it into compliance. *Mr. Stage* stated that this has been postponed four (4) times due to the property not being in compliance. He said they only way he could support this legislation is if the Clerk were to send a letter to the property owner impressing upon them the importance of getting this property in compliance with the 30 day grace period of the ordinance. If it isn't, he will ask the Administration to use every available force to do so. The rest of Council agreed to have Ms. Kelly send a letter.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack-McGraw.

Ms. Klemack-McGraw	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Corbin	Yes

2. Ordinance C-28-07 (Amend the Zoning Text for the Pinnacle Club of Grove City as Adopted by Ord. C-126-03) was given its second reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, was present and noted that there were representatives from M/I Homes also present to answer any questions. Ms. Mott explained that this change would allow an additional product in the Pinnacle subdivision. The "Cottage Home" would have a base price that is in line with the highest price for a Townhouse. She explained that the Townhouse has a square footage of 1,760. All the Cottage Homes, except the Croft model, have a larger square footage than the Townhouse. M/I has agreed to add to the square footage of the Croft model, making it 1,787 sq. ft., and bringing it up to exceed the Townhouse square footage. The base price for the Cottage Homes would exceed the highest price of the Townhouse. Townhouses range from \$147,900 - \$157,000.00. The base prices for the Cottage Homes range from \$154,900 - \$157,900.00. She indicated that they had neighborhood support.

Mr. Bill Blackburn, resident, voiced his support for this addition. He said he doesn't take to this lightly. He went to New Albany and researched these proposed new homes. He said he was impressed with the model he went through. He said he likes the detached units, rather than the townhouse. He believes there will be fewer renters and the Cottage Homes will be better for the neighborhood.

Ms. Joan Farrell, Pinnacle resident, explained that she has a townhouse on the corner and it is the only one on the street. She, and her husband, voiced concern over the setback as square footage of the Cottage Homes and how they would relate to their townhouse, in terms of distance and privacy.

A representative from M/I, Kurt Fomer, explained that the side yard setback would remain the same. The Cistrell model is the deepest building, but it has no windows on the second floor along the side that would be next to them. Another M/I representative stated that they would work with Mr. and Mrs. Farrell to select the best Cottage Home style to put on the lot next to them. Mr. & Mrs. Farrell agreed.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by President Lester.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes

3. Ordinance C-40-07 (Rezone 21.390 acres located at 2275 Holton Road, Henceroth Park, from R-1 to CF) was given its first reading. Second reading and public hearing will be held on June 18, 2007.
4. Resolution CR-20-07 (Approve the Amendments to the Development Plan for the Pinnacle Club located south of White Road as approved by Res. CR-24-04) was given its reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, was present to answer any questions. President Lester pointed out the three (3) stipulations set by Planning Commission. Ms. Mott said they agreed to the stipulations.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by President Lester.

Mr. Stage	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Lester	Yes

5. Resolution CR-25-07 (Approve the Preliminary Development Plan for Parkway Centre East Outlots) was given its reading and public hearing and Mr. Corbin moved it be approved; seconded by Mr. Stage.

Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes
Mr. Lester	Yes
Mr. Stage	Yes

6. Resolution CR-26-07 (Approve the Sign Request for Andrews Bay Photography located at 4086 Broadway in the Historical Preservation Area) was given its reading and public hearing and Mr. Corbin moved it be approved; seconded by President Lester.

Ms. Klemack-McGraw	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Corbin	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. Brent Harris, Ventura Blvd., explained that he received a notice about parking his commercial vehicle in a residential district and wants to know how he can appeal this decision. He voiced his anger and frustration of this law.

President Lester stated that he understood Mr. Harris' anger, but explained that we are a community town. The Zoning Codes are meant to protect everyone in the neighborhood. He asked that Mr. Harris meet with the Chief and/or the Building Division to discuss the matter. He offered to be present at such a meeting if Mr. Harris would like him to be there.

The Chair recognized members of Administration and Council for closing comments.

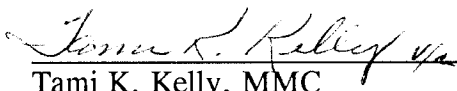
1. The Mayor submitted the Mayor's Monthly Report and Mr. Corbin moved to accept same; seconded by Mr. Stage.

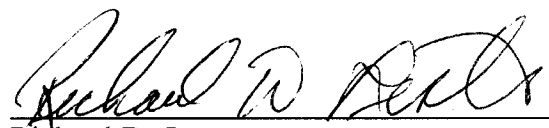
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Corbin	Yes
Ms. Klemack-McGraw	Yes

In closing, the Mayor reported on the Big Darby Accord, which is still not meeting expectations. They are still working to come to an agreement. She announced that the S.R. 665 reconstruction is underway. She had her staff report on the Building Safety Expo event, the Spring Fling event and the Civil War Encampment. She announced upcoming events; recognized Mr. Timmons and his family and congratulated the Finance Dept.

2. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:07 p.m.


Tami K. Kelly, MMC
Clerk of Council


Richard D. Lester
President